

# \$569,900 - 460 Tekarra Drive, Calgary

MLS® #A2198456

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this brand new never lived in 3 bedroom 2.5 bath duplex in the sought out community of Glacier Ridge. Open floorplan on the main floor has kitchen and the back and living room flowing into dining area. Upstairs you have 3 piece ensuite with walk-in shower and walk-in closet. The other 2 bedrooms are decent size and laundry room and 4 piece bathroom complete this level. The basement has separate entrance. Book your showing today.

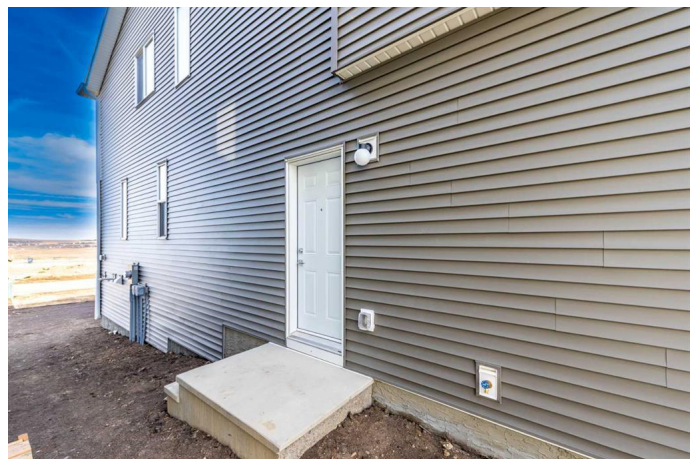
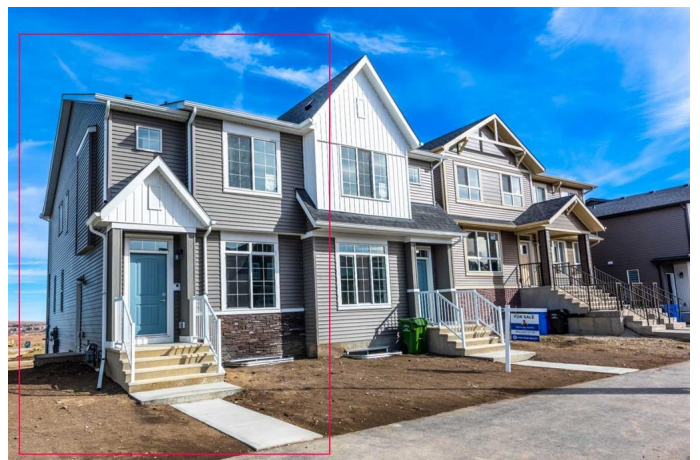
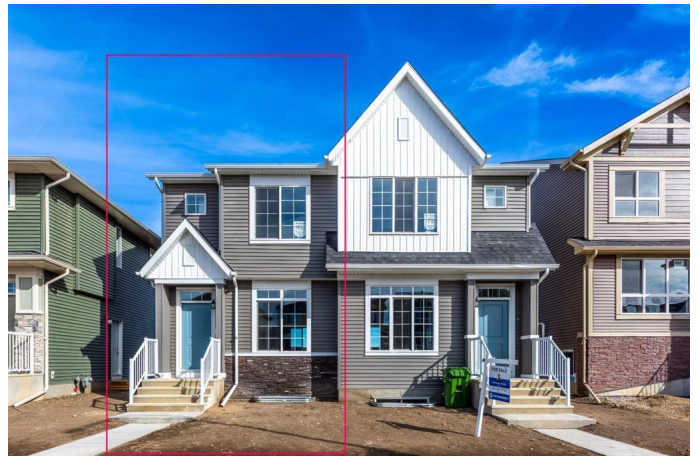
Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2198456               |
| Price          | \$569,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,596                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

Address 460 Tekarra Drive



|             |               |
|-------------|---------------|
| Subdivision | Glacier Ridge |
| City        | Calgary       |
| County      | Calgary       |
| Province    | Alberta       |
| Postal Code | T3R 2E9       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Off Street |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range                          |
| Heating           | Forced Air                                                                                          |
| Cooling           | None                                                                                                |
| Has Basement      | Yes                                                                                                 |
| Basement          | Exterior Entry, Full, Unfinished                                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 51              |
| Zoning         | R-G             |
| HOA Fees       | 420             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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